



**5 The Chimes, Wrexham, LL13 8EF**

**O.I.R.O £110,000**

A spacious 2 bedroom ( 1 en-suite ) 1st floor apartment within a small secure gated development conveniently located within walking distance of the city centre and all its amenities, public transport, restaurants and cafes.

The accommodation has the benefit of gas central heating, Upvc double glazing and briefly comprises a communal entrance door that serves just 1 other apartment, stairs to 1st floor with private entrance door opening to generous hall with intercom system, light and airy lounge with open aspect to the fitted kitchen with space for a breakfast/dining table, 2 bedrooms, the principal bedroom having an en-suite shower room, and a bathroom including a bath with shower over. Externally, the electric gates give access to the parking bays together with a side secure pedestrian gate with code activation. NO CHAIN. Energy Rating - C (78)

## LOCATION

The Chimes is a development of Apartments located on the outskirts of Wrexham City Centre therefore providing an excellent location for those wishing to take advantage of all the social amenities, restaurants, public transport, University and shopping facilities on offer. There are good road links to the Wrexham Industrial Estate and the A483 Wrexham to Chester by-pass, therefore allowing for daily commuting to the major commercial and industrial centres throughout the region.

## DIRECTIONS

From Wingetts Office proceed left along Holt Street to the roundabout and take the fourth exit passing Tesco on the left. Continue across the pedestrian crossing and take the left at the next roundabout passing Mecca Bingo on the left. Take the next left onto Smithfield Road and first right into Bertie Road, where 'The Chimes' will be observed on the right hand side.

## ACCOMMODATION

Communal entrance door having intercom system with stairs rising to first floor landing. Private entrance door opening to:

## GOOD SIZED HALL

With radiator, telephone intercom, fitted carpet and panelled doors to all rooms.

## LOUNGE 11'3 x 13'9 (3.43m x 4.19m)

A light and airy reception room with upvc double glazed windows to front and side, radiator, television and Sky aerial connection cables, additional radiator and an open aspect to:

## KITCHEN 11'3 x 8'7 (3.43m x 2.62m)

Fitted with a range of shaker style base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, four ring electric hob with oven/grill below and extractor hood above, plumbing for washing machine, space for fridge freezer, part tiled walls, concealed Worcester gas combination boiler, upvc double glazed window, tiled flooring and inset ceiling spotlights.

## BEDROOM ONE 10'8 x 10'0 (3.25m x 3.05m)

Upvc double glazed window to front with radiator below and internal door to:

## EN-SUITE

Appointed with a pedestal wash basin, low flush w.c, shower enclosure with mains thermostatic shower, part tiled walls, extractor fan, chrome heated towel rail, inset ceiling spotlights, upvc double glazed window and tiled flooring.

## BEDROOM TWO 10'1 x 7'4 (3.07m x 2.24m)

Upvc double glazed window to rear and radiator.

## BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin, twin grip panelled bath with electric shower over and splash screen, part tiled walls, shaver socket, extractor fan, inset ceiling spotlights, upvc double glazed window, radiator and storage cupboard with shelving.

## OUTSIDE

The development is approached through secure pedestrian and vehicular gates that lead to the rear parking and each individual apartment block.

## PLEASE NOTE

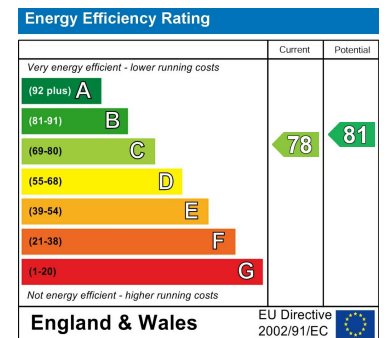
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### Area Map



### Energy Efficiency Graph



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